



VWHDC Local Plan 2013 Part 1 – Examination Stage 2

Hearing Statement: Matter 7 (SUPPORTING INFRASTRUCTURE AND SERVICES (CP7, CP12, CP17-CP19, CP21 AND CP33-CP36))

This document comprises RPS's Hearing Statement for Matter 7 on behalf of the Valley Park Development Consortium, comprising of Hallam Land Management Limited, Taylor Wimpey PLC and Persimmon Homes PLC.

The proposed Valley Park allocation covers around 181 hectares of green field land between Didcot and the A34. The developer consortium has submitted an outline planning application for 4,254 homes on this site. That application is following the normal development control process. The scale of the development is representative of the full potential of Valley Park rather than the level of development that can be provided within the plan period.

7.1 Does the plan make adequate and soundly-based provision for the infrastructure and services necessary to support new development?

As a whole in general terms, and without prejudice to separate representations which the Applicants have made to the Vale's CIL Draft Charging Schedule, the plan does make adequate and soundly-based provision for the infrastructure and services necessary to support new development.

Core Policy 7 clearly sets out the principles for all new development to provide for the necessary on-site and off-site infrastructure requirements arising from the proposal, with reference to the Council's Infrastructure Delivery Plan (IDP) and all other relevant policies in the Plan. It also confirms that, once adopted, the CIL Charging Schedule will be used to pool developer contributions towards infrastructure; where not covered by the CIL Charging Schedule, infrastructure will be delivered in accordance with The Regulation 122 Tests. The accompanying IDP (March 2015), together with the Council's Delivering Infrastructure Strategy (July 2014) identifies the infrastructure necessary to support the delivery of the Local Plan, in the context of relevant NPPF policies, such as those set out under Paragraphs 162 and 177.

Core Policy 17 also succinctly sets out the requirement for all strategic growth within the South East Vale sub-area, that includes development at Valley Park, to contribute towards strategic highway infrastructure as identified within the Science Vale Area Strategy.

Core Policy 18 seeks to prevent development that may prejudice the delivery of the required schemes identified in the Science Vale Area Strategy, and safeguards land for this purpose. The map (shown on Page 73 of Appendix E of the Local Plan) shows safeguarded land for both the Harwell Strategic Link Road and Southern Didcot Bypass in the context of Policy 18 (although Appendix E is not referred to in Core Policy 18, which it should be, in line with the other sub-areas). The area shown for the Southern

Didcot Bypass is excessively large and would preclude the ability of a viable and deliverable housing development to come forward in this part of the site in conjunction with the strategic housing allocation for Valley Park. This Southern Didcot Bypass is also not specifically referred to in Core Policies 17 or 19. As such this part of the plan is unsound, in terms of not being justified, effective or consistent with national policy.

To make it sound, the safeguarded land for the Southern Didcot Bypass should be removed. Instead, an indicative link towards the land south of Great Western Park should be shown, allowing the Valley Park development to be linked to any future development south of Great Western Park. In addition, it may be more appropriate for any Didcot Southern Bypass – should it become a formal proposal – to link with the A417 junction to the south of the Harwell Strategic Link Road. Having such a major link running through the heart of the southern section of the Valley Park development will create significant severance. These modifications would remove that possibility.

RPS Planning & Development

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